Davidson County DEEDWARR
Recvd: 03/01/01 08:38 2pgs
Fees:11.00 Taxes:780.70

20010301-0018891

RECORD AND RETURN TO:
SATURN AND MAZER
212 THIRD AVE. N., NASHVILLE, TN 37201
(SP) **39665** FILE BOX "7"

WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF DAVIDSON
THE ACTUAL CONSIDERATION OR VALUE,
WHICHEVER IS GREATER, FOR THIS TRANSFER
IS **$ 211,000.00.**

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME THIS THE
THIS **27TH DAY OF FEBRUARY, 2001.**

Notary Public

MY COMMISSION EXPIRES: 5/26/2002

THIS INSTRUMENT WAS PREPARED BY
SATURN AND MAZER TITLE SERVICES, INC., 212 THIRD AVENUE, N.,NASHVILLE, TENNESSEE 37201

ADDRESS OF NEW OWNER AS FOLLOWS :	SEND TAX BILLS TO:	MAP-PARCEL #
GAIL PRESTON and **MIKE WALES** **205 Carden Avenue** **Nashville, Tennessee 37205**	**S A M E**	**104-13-29** **26W 8730**

FOR AND IN CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED **I, WILLIAM EDWARD FERGUSON, JR., UNMARRIED**

H.EREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **GAIL PRESTON and husband, MIKE WALES**

HEREINAFTER CALLED THE GRANTEES, THEIR HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN **DAVIDSON** COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS, TO-WIT:

Land in Davidson County, Tennessee, being Lot No. 13 in Block "F" in the Bransford Realty Company 's Subdivision of Lots Nos. 6, 7, 9 to 19 inclusive, and part of Lot No. 8 in Block "F" in Whitland Realty Company's Subdivision, a plan of which is of record in Book No. 547, page 53, of the Register's Office for Davidson County, Tennessee.

Said Lot No. Thirteen (13) fronts sixty (60) feet on the westerly side of Carden Avenue, and runs back westwardly between parallel lines two hundred (200) feet, more or less, to a dead line.

Being the same property conveyed to William Edward Ferguson, Jr., by deed from Frank H. Johnson, Unmarried, of record in Book 4413, page 711, Register's Office for Davidson County, Tennessee.

See Power of Attorney being recorded simultaneously herewith.

Unimproved ( )
This is improved (X) property, known as **205 Carden Avenue, Nashville, Tennessee 37205**
TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said GRANTEES, their heirs and assigns forever, and we do covenant with the said GRANTEES that we are lawfully seized and possessed of said land in fee simple, have a good right to convey it and the same is unencumbered, unless otherwise herein set out; and we do further covenant and bind ourselves, our heirs and representatives, to warrant and forever defend the title to the said land to the said GRANTEES, their heirs and assigns, against the lawful claims of all persons whomsoever. Wherever used the singular number shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

WITNESS MY HAND THIS 27th DAY OF FEBRUARY, 2001.

X William Edward Ferguson Jr. by Mouzon Siddiqi AIF

WILLIAM EDWARD FERGUSON, JR.

By: MOUZON SIDDIQI, Attorney-in-Fact

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

On this the 27th day of February, 2001, before me personally appeared MOUZON SIDDIQI, to me known to be the person who executed the foregoing instrument in behalf of WILLIAM EDWARD FERGUSON, JR., UNMARRIED, as his Attorney in Fact, and acknowledged that she executed the same as the free act and deed of the said WILLIAM EDWARD FERGUSON, JR., as though he had personally acted.

WITNESS my hand and official seal at Nashville, Tennessee, this the 27th day of February, 2001.

NOTARY PUBLIC

My Commission Expires: 5/26/02